



Application

Narrative

Cash Transmittal

Development Standards

May 27, 2019

## **Project Narrative**

**RE: 8700 E Thomas Road – Lot 1D Rezone  
NWC Pima Rd & Thomas Rd  
Scottsdale, Arizona**

### The Request

To rezone the 1.054-acre site on Lot 1D at 8700 E Thomas Road from I-1 to C2 for a future commercial business use.

### The Project

Simon CRE will be the developer for a future commercial business to be constructed on the vacant Lot 1d at 8700 E Thomas Road. The site (APN 130-39-100) has been split off from the recently remodeled US Storage to the north and the recently approved Black Rock Coffee drive thru to the west. The surrounding zoning is R1-7 to the south, SRPMIC land to the east, R1-5 north of the storage facility, and R1-7 west of Pima Park. The eventual use will share an access drive off Thomas Road with Black Rock Coffee and will have access from an existing drive along Pima Road. The drive configurations will provide good flow to and from the site in all directions.

The C-2 commercial designation is in line with the City of Scottsdale General Plan, and more specifically the Southern Scottsdale Character Area Plan. The Southern Scottsdale Character Area is located within the southern-most portion of Scottsdale. The area encompasses 9,587 acres (14.98 square miles). It is bound on the north by Indian Bend Road; on the east by the Salt River Pima-Maricopa Indian Community; on the south by the City of Tempe; and on the west by the City of Phoenix and the Town of Paradise Valley. The Southern Scottsdale Character Area Plan incorporates community goals and policies consistent with - but not duplicative of - the Scottsdale General Plan elements, as well as goals and policies that speak specifically to the special attributes of Southern Scottsdale and how it functions.

The Vision of the Southern Scottsdale Character Area Plan: Southern Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors, and innovative businesses. The vision is driven by citizen aspirations for a sustainable future that celebrates neighborhoods and promotes reinvestment and redevelopment. It includes reinvestment in residential and commercial properties; diversity of housing choice; intergovernmental cooperation with the cities of Tempe and Phoenix, the Town of Paradise Valley, and the Salt River Pima-Maricopa Indian Community; regional employment; neighborhood-serving entertainment and shopping opportunities; sustainable neighborhoods consisting of physical (boundaries), social (resident interaction), and economical (employment and local economy support) elements; connecting and enhancing transportation choices/options; small local business opportunities; opportunities for open space and public gathering places; shaded, pedestrian and bicycle-friendly streets and parking areas; and benefits associated with proximity to regional resources.

Although there is currently not a proposed site plan or use for this site, we believe that by designating this site C-2 will allow ownership to market to those commercial uses that will align with the vision of the General Plan and the Southern Scottsdale Character Area Plan.

With regard to the general plan, the proposed land use designation change from employment to commercial does not constitute a change in the land use character; the current designation as well as the proposed designation both fall in Group E land use category. With regard to the area of change criteria,



the proposed change does not constitute a major amendment, having less than 10 acres of area. With regard to the character area criteria, the proposed change is in keeping with the physical, visual, and functional conditions unique to the Southern Scottsdale Character Area Plan. A commercial use of this site will have greater or equal benefit to the citizens of the community than an industrial use would generate. With the added employment opportunity, increase in services to the community, and overall enhancement to the community, a commercial use will support economic vitality and positively benefit southern Scottsdale and the surrounding area. With regard to the water/wastewater infrastructure criteria, the proposed change will not increase the size of the master planned water transmission or sewer collection facility. A commercial use of the space will use less water and waste services than would an industrial user. The proposed change does not constitute a major amendment to the General Plan.

Character and Design Element, Goal 1: The proposed change to commercial use supports the goal for appropriate growth in the community, providing commerce and employment opportunities to the residents. Future commercial projects on this site will adhere to the area character, scale and other visual impacts, high quality expectations.

Suburban Character Type Designation: As part of this development a future detached sidewalk and landscape buffer between the sidewalk and road will be provided. The sidewalks provide a connection for the residential communities to the north, south, and west.

Land Use Element, Goal 3: This proposed change creates a transition between the residential and industrial properties to the north and the proposed commercial use. Appropriate landscaping buffers will address transition zones.

Land Use Element, Goals 7 & 8: The proposal for a commercial usage significantly improves the area's character over an industrial/employment use. As south Scottsdale's high standard of area character dictates, a commercial use will provide improved opportunity for the community as a whole.

Economic Vitality Element, Goal 3: The transition to a commercial use for this site will attract and encourage other commercial users in the community. Complimentary and competing commercial businesses will identify south Scottsdale as a desirable business opportunity and add value to the community.

A neighborhood outreach meeting was held on Thursday January 24th at 5pm at the offices of Simon CRE. There was no one in attendance and there were no calls requesting information.

Neighborhood Element, Goal 3: A commercial use will provide new development in an area with many older retail and commercial businesses. The continued revitalization in the area will aid in maintaining and creating opportunities for quality housing for Scottsdale residents.

Community Mobility Element, Goal 5: A change to commercial use supports the ideal ratio of office/retail/residential in the neighborhood to promote Scottsdale's emphasis on community centric live/work/play zones. This ratio will encourage trip reduction and alternative modes.

Commercial Mobility Element, Goal 10: A commercial use will incorporate sidewalks in all directions to provide pedestrian connections to adjacent neighborhoods, to encourage increased community interaction and reduced motorized activity.

A gateway feature design element easement measuring 60'x50'x75' will be provided at the corner to allow the City of Scottsdale to create a gateway monument.